COMM SW COR OF NE1/4, RUN N 841.
POB, CONT N 1812.99 FT, E 601.36
R/W OF US 41, SE ALONG R/W 1058.

CUMMINGS BRYAN P/CUMMINGS BELINDA D
9878 US HIGHWAY 441 S
LAKE CITY, FL 32025

2027

15-5S-17-09245-005

BUILDING CHARACTERISTICS

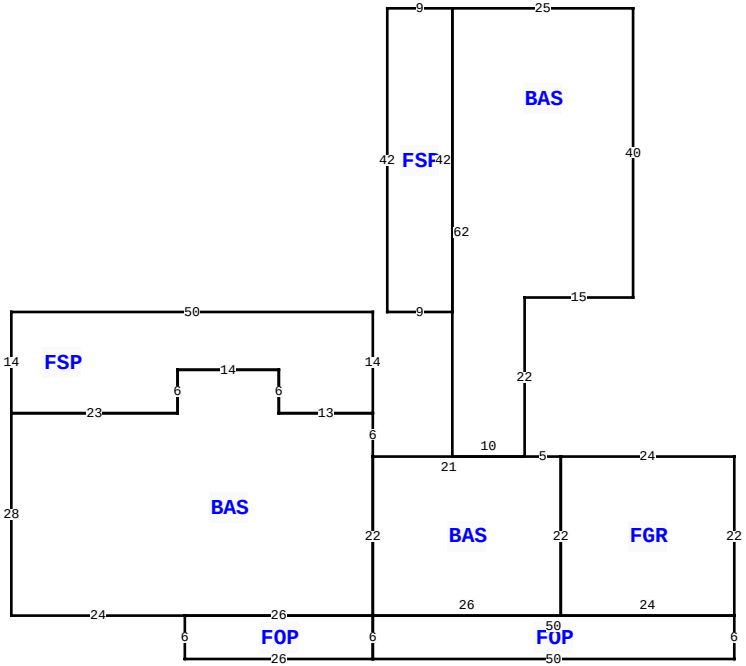
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	57,649
BAS	1,220	100		1,220	122,958
BAS	1,484	100		1,484	149,565
FGR	528	55		290	29,228
FOP	156	30		47	4,737
FOP	300	30		90	9,071
FSP	378	40		151	15,218
FSP	616	40		246	24,793
TOTALS	5,254			4,100	413,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,100	122.1605	134.38	550,958	1987	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 3276 HX Base Yr 2017



9878 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		455,081
TOTAL MARKET OB/XF VALUE		162,833
TOTAL LAND VALUE - MARKET		184,170
TOTAL MARKET VALUE		802,084
SOH/AGL Deduction		246,378
ASSESSED VALUE		555,706
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		504,295
TOTAL JUST VALUE		802,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		809,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055997	Remodel	82,000	06/29/2026
000055388	Roof Replacement	82,000	03/31/2026
000054665	Remodel	20,000	12/12/2025
000053583	Roof Replacement	76,485	07/14/2025
000053299	Generator		06/03/2025
000052651	Roof Replacement	54,654	03/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2713	4/11/2018	TR	U	I	30	0
GRANTOR: BRYAN P & BELINDA D C						
GRANTEE: BRYAN P & BELINDA D						
1300/1551	9/02/2015	WD	U	I	11	100
GRANTOR: BRYAN P CUMMINGS & BE						
GRANTEE: BRYAN P & BELINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N6 FSP= N14 W50S14 E23 N6 E14 S6 E13$ W13 N6 W14 S6 W23 S28 E24 FOP= S6 E26 N6 W26$ E26 FOP= S6 E50 N6 W50$ BAS= E26 FGR= E24 N22 W24 S22$ N22 W5 BAS= N22 E15 N40 W25 FSP= W9 S42 E9 N42$ S62 E10$ W21 S22$ N22$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0280	POOL R/CON	0	100	21	38	798.00	UT	70.00	70.00	100	2005	2005	3	47	26,254	
4	0166	CONC,PAVMT	0	100	0	0	1,002.00	UT	1.50	1.50	100	1995	1995	3	100	1,503	
5	0282	POOL ENCL	0	100	43	52	2,236.00	UT	15.00	15.00	100	2005	2005	3	40	13,416	
6	0210	GARAGE U	0	100	24	40	960.00	UT	16.00	16.00	100	2016	2016	3	100	15,360	
7	0210	GARAGE U	0	100	24	40	960.00	UT	16.00	16.00	100	2016	2016	3	100	15,360	
8	0031	BARN,MT AE	0	100	20	60	1,200.00	UT	9.00	9.00	100	2016	2016	3	100	10,800	
9	0251	LEAN TO W/	0	100	12	60	720.00	UT	3.50	3.50	100	2016	2016	3	100	2,520	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF 87,913

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	25.31	AC		1.00	1.00	1.00	7,000.00	7,000.00	177,170							

REVIEW DATE 05/01/2026 BY robin Total Acres: 26.31 Total Land Value: 184,170 Market: 0 Agricultural: 0 Common: 184,170 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NE1/4, RUN N 841.
POB, CONT N 1812.99 FT, E 601.36
R/W OF US 41, SE ALONG R/W 1058.

CUMMINGS BRYAN P/CUMMINGS BELINDA D
9878 US HIGHWAY 441 S
LAKE CITY, FL 32025

2027

15-5S-17-09245-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

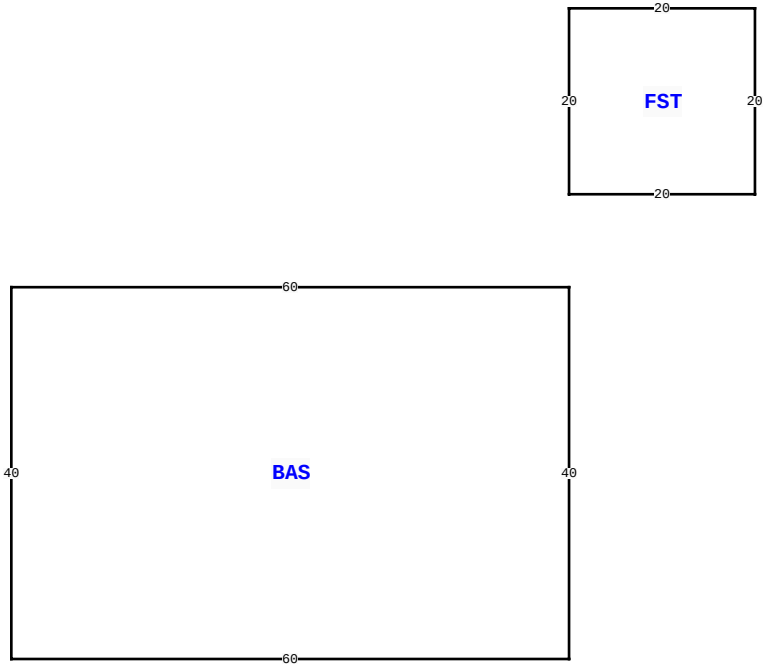
NEIGHBORHOOD/LOC 15517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	38,347
FST	400	55		220	3,515
TOTALS	2,800			2,620	41,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	2,620	70.0800	26.63	69,771	1995	1995	0	0	0	40.00	60.00

2 PREF M B A 100% - 2017 Heated Area: 2400 HX Base Yr 2017



9878 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
13	0294	SHED WOOD/	0	100	14	15	210.00	UT	10.00	10.00	100	2017	2017	3	100	2,100	
14	0260	PAVEMENT-A	0	100	0	0	1.00	UT	40,000.00	40,000.00	65	2017	2017	3	65	26,000	
15	0060	CARPORT F	0	100	16	40	640.00	UT	5.00	5.00	100	2017	2017	3	100	3,200	
16	0294	SHED WOOD/	0	100	24	40	960.00	UT	15.00	15.00	100	2017	2017	3	100	14,400	
17	0263	PRCH,USP	0	100	8	40	320.00	UT	15.00	15.00	100	2017	2017	3	100	4,800	
18	0294	SHED WOOD/	0	100	24	40	960.00	UT	15.00	15.00	100	2017	2017	3	100	14,400	
19	0261	PRCH, UOP	0	100	8	20	160.00	UT	7.00	7.00	100	2017	2017	3	100	1,120	
20	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 74,920

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/01/2026 BY robin Total Acres: 26.31 Total Land Value: 184,170 Market: 0 Agricultural: 0 Common: 184,170 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		455,081
TOTAL MARKET OB/XF VALUE		162,833
TOTAL LAND VALUE - MARKET		184,170
TOTAL MARKET VALUE		802,084
SOH/AGL Deduction		246,378
ASSESSED VALUE		555,706
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		504,295
TOTAL JUST VALUE		802,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		809,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33357	GARAGE	154	09/10/2015
20005	ADDN SFR	175	09/30/2002
20005	ADDN SFR	175	09/30/2002
16103	POOL	50	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2713	4/11/2018	TR	U	I	30	0
GRANTOR: BRYAN P & BELINDA D C						
GRANTEE: BRYAN P & BELINDA D						
1300/1551	9/02/2015	WD	U	I	11	100
GRANTOR: BRYAN P CUMMINGS & BE						
GRANTEE: BRYAN P & BELINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$ PTR= N10 FST= N20E20S20 W20. S10$.